

Windsock Village Property Owners Corporation Meeting

February 25, 2020

4 Apache Lane

MEETING STARTED 6:35 PM

Ann Cady
Bruce Hutchings
Carl Tyler
Chip Johnson
Greg Howard
Lisa Maggiolo
Mary Power - Called In
Paula Moore
Tom Huckman

Approve the minutes of December 17, 2019 meeting

Motion to accept minutes. Motion accepted.

Bookkeepers Report

Windsock Village Property Owners
Feb 24 2020 Bookkeepers Report
Checking Balance \$7,323.42
Money Market Balance \$60,332.90

Total outstanding dues are \$9,397.36 This balance includes 15 accounts

Bills due by Month End \$482.00

See Appendix A for further details.

Motion to accept bookkeepers report. Motion accepted.

Old Business

C&R Violations

- Sent letters to four property owners regarding unregistered vehicles.
 - 6 Aztec - Kevin Newberry
 - 12 Red Baron - Steve Brown - 2 unregistered Vehicles
 - 23 Old Mill Road - Attarians
 - 24 Old Mill Road - Curtis Dewitt pick up truck. Sent a letter, Greg Included in his letter a copy of the town zoning ordinance regarding, travel trailer, RVs etc.
- 11 Old Mill Road - , The Lee's, the blue storage trailer, they had indicated they would be removing in February 2020, but is still there. If the storage container is still there March 1st Greg will send a letter.

Delinquent accounts

- Some delinquent accounts are quite small amounts, so the total delinquent accounts appear worse than they actually are.
- Steven Brown, Edward Cahill, William Haight, Ben King, the Latham Estate, Kevin Newberry have all had small claims filed against them in District Court.
- Greg filed a motion to the Court for Contempt against Steven Brown for failure to pay the agreed \$100 a month.
- Greg discussed placing a Lien against Steve Brown's properties, Paula Moore could place a Lien against all his property, Greg will provide court ruling documents to Paula. A motion was made to place a lien against all of Steve Brown's property to obtain payment for outstanding assessments. Motion was seconded and accepted.

New business

2020-21 Budget

- A large concern for a line item in the current budget is winter road maintenance, in the current fiscal year we have spent just under \$24,953. The line item is budgeted for \$27,000. With the expected snow later this week, we are expecting to blow through the budget item. So budgeting for next year, we will need to bump the amount. We'll see what the reality is in the spring. Greg has not had one phone call complaint this year. Last year Greg received approximately 12 calls, so the board is overall very pleased with the snow plowing.
- Other 2019-2020 budget entry amounts have been pretty good.
- Summer maintenance requirements and budgeting will need to be discussed in a future meeting.

Other New Business

In November police showed up in Tom Huckman's backyard, chasing a person that robbed the M&V. January it happened again, with a Police K-9 unit.

Tom Huckman, has also suffered from Snowmobile Trespassers at various times of the day. One he caught said they were from 20 Old Mill Road. Carl Tyler suggested that we put out signs indicating "no snowmobilers without prior permission".

Public comment

Next meeting March 17th 2020, 4 Apache Lane

Meeting Adjourned 7:29 PM

Motion to adjourn, motion accepted.

Appendix A

Feb 24 2020 Bookkeepers Report

Checking Balance \$7,323.42

Money Market Balance \$60,332.90

Total outstanding dues are \$9,397.36 This balance includes 15 accounts

Bills due by Month End \$482.00

2:01 PM

02/24/20

Cash Basis

WINDSOCK VILLAGE PROPERTY OWNERS
Profit & Loss Budget vs. Actual
 June 2019 through May 2020

	Jun '19 - May 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
Reserve Account	0.00	4,000.00	-4,000.00	0.0%
Road Paving Debt Service	0.00	27,360.00	-27,360.00	0.0%
Welcoming Committee	0.00	300.00	-300.00	0.0%
Flag Purchases	0.00	75.00	-75.00	0.0%
Road Resurfacing Fund	0.00	7,000.00	-7,000.00	0.0%
Road Sign Maintenance	116.00	500.00	-384.00	23.2%
Annual Meeting	150.00	200.00	-50.00	75.0%
Office Supplies & Postage	282.28	900.00	-617.72	31.4%
Secretary Stipend	300.00	600.00	-300.00	50.0%
Community Enhancement	308.31	600.00	-291.69	51.4%
Management Fees	600.00	1,200.00	-600.00	50.0%
Utilities	614.50	900.00	-285.50	68.3%
Real Estate Taxes	1,403.00	850.00	553.00	165.1%
Legal Expense	1,485.62	4,000.00	-2,514.38	37.1%
Accounting & Bookkeeping	1,490.00	2,200.00	-710.00	67.7%
Old Mill Paving Project	2,500.00			
Insurance - Liability, D and O	3,035.00	2,700.00	335.00	112.4%
Summer Road Maintenance	8,036.50	16,000.00	-7,963.50	50.2%
Winter Road Maintenance	24,953.00	27,000.00	-2,047.00	92.4%
Total Expense	45,274.21	96,385.00	-51,110.79	47.0%
Net Ordinary Income	-45,274.21	-96,385.00	51,110.79	47.0%
Net Income	-45,274.21	-96,385.00	51,110.79	47.0%

2:08 PM
02/24/20

WINDSOCK VILLAGE PROPERTY OWNERS
A/R Aging Summary
As of February 24, 2020

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
BROWN, JEFFREY & ELIZABETH	0.00	0.96	1.89	0.89	125.08	128.82
BROWN, STEVEN	90.00	30.89	28.97	28.32	3,352.33	3,530.51
BURNS, BRIAN	0.00	4.31	7.99	7.99	439.30	459.59
CAHILL, EDWARD J.	90.00	7.47	7.00	7.00	738.28	849.75
DOWNING, CHRISTOPHER	0.00	0.00	0.00	0.00	21.04	21.04
HAIGHT, WILLIAM JR.	90.00	4.31	4.04	7.99	439.30	545.64
JOHNSON, ANN	0.00	2.21	2.07	3.06	222.82	230.16
KING, BENJAMIN S	90.00	8.52	7.99	7.99	839.30	953.80
LATHAM, JOYCE	90.00	8.52	7.99	7.99	839.30	953.80
MCNEVICH, CHRISTOPHER V AND CARA J	0.00	0.00	0.00	-7.85	0.00	-7.85
NEWBERRY, KEVIN	90.00	8.52	7.99	7.99	848.14	962.64
PACHECO, CHRISTY	0.00	3.55	3.99	4.66	359.86	372.06
SANTOS, RICHARD & MARIA	0.00	1.73	2.61	3.60	85.69	93.63
TUPPER, ROBERT	0.00	0.00	-0.36	0.00	0.00	-0.36
ZERVAS, KATHLEEN J.	0.00	1.84	4.68	6.21	201.40	214.13
TOTAL	540.00	82.83	86.85	85.84	8,511.84	9,307.36

**WINDSOCK VILLAGE PROPERTY OWNERS
Transaction List by Customer
November 14, 2019 through February 24, 2020**

2:12 PM
02/24/20

Type	Date	Num	Memo	Account	Clr	Split	Amount
ATTARIAN, MARC & CAROLE							
Payment	11/23/2019	1411		Undeposited Funds	X	Accounts Receiva...	100.00
Invoice	11/30/2019	FC 292	Finance Charge	Accounts Receivable		-SPLIT-	3.06
Payment	12/14/2019	1419		Undeposited Funds	X	Accounts Receiva...	150.00
Invoice	12/30/2019	FC 311	Finance Charge	Accounts Receivable		-SPLIT-	1.58
Payment	01/09/2020	1440		Undeposited Funds	X	Accounts Receiva...	182.07
BROWN, JEFFREY & ELIZABETH							
Stmnt Charge	11/15/2019			Accounts Receivable		Accounting & Boo...	1.00
Invoice	11/30/2019	FC 293	Finance Charge	Accounts Receivable		-SPLIT-	0.89
Invoice	12/30/2019	FC 312	Finance Charge	Accounts Receivable		-SPLIT-	0.89
Invoice	01/31/2020	FC 355	Finance Charge	Accounts Receivable		-SPLIT-	0.96
BROWN, STEVEN							
Payment	11/20/2019			Undeposited Funds	X	Accounts Receiva...	410.00
Invoice	11/30/2019	FC 294	Finance Charge	Accounts Receivable		-SPLIT-	28.32
Invoice	12/30/2019	FC 313	Finance Charge	Accounts Receivable		-SPLIT-	28.97
Invoice	01/31/2020	FC 356	Finance Charge	Accounts Receivable		-SPLIT-	30.89
Stmnt Charge	02/24/2020		Carroll County S...	Accounts Receivable		Legal Expense	90.00
BURNS, BRIAN							
Invoice	11/30/2019	FC 295	Finance Charge	Accounts Receivable		-SPLIT-	7.99
Invoice	12/30/2019	FC 314	Finance Charge	Accounts Receivable		-SPLIT-	7.99
Payment	01/27/2020	2109		Undeposited Funds	X	Accounts Receiva...	400.00
Invoice	01/31/2020	FC 357	Finance Charge	Accounts Receivable		-SPLIT-	4.31
CAHILL, EDWARD J.							
Invoice	11/30/2019	FC 296	Finance Charge	Accounts Receivable		-SPLIT-	7.00
Invoice	12/30/2019	FC 315	Finance Charge	Accounts Receivable		-SPLIT-	7.00
Invoice	01/31/2020	FC 358	Finance Charge	Accounts Receivable		-SPLIT-	7.47
Stmnt Charge	02/24/2020		Carroll Cty Sherif...	Accounts Receivable		Legal Expense	90.00
HAIGHT, WILLIAM JR.							
Invoice	11/30/2019	FC 297	Finance Charge	Accounts Receivable		-SPLIT-	7.99
Payment	12/01/2019	2983		Undeposited Funds	X	Accounts Receiva...	400.00
Invoice	12/30/2019	FC 316	Finance Charge	Accounts Receivable		-SPLIT-	4.04
Invoice	01/31/2020	FC 359	Finance Charge	Accounts Receivable		-SPLIT-	4.31
Stmnt Charge	02/24/2020		Carroll Cty Sherif...	Accounts Receivable		Legal Expense	90.00
JOHNSON, ANN							
Invoice	11/30/2019	FC 298	Finance Charge	Accounts Receivable		-SPLIT-	3.06
Payment	12/14/2019	5420		Undeposited Funds	X	Accounts Receiva...	100.00
Invoice	12/30/2019	FC 317	Finance Charge	Accounts Receivable		-SPLIT-	2.07
Invoice	01/31/2020	FC 360	Finance Charge	Accounts Receivable		-SPLIT-	2.21
JONES, ANDREW & KRISTY							
Invoice	11/30/2019	FC 299	Finance Charge	Accounts Receivable		-SPLIT-	7.99
Invoice	12/30/2019	FC 318	Finance Charge	Accounts Receivable		-SPLIT-	7.99
Invoice	01/31/2020	FC 361	Finance Charge	Accounts Receivable		-SPLIT-	8.52
Payment	02/21/2020	6137		Undeposited Funds	X	Accounts Receiva...	863.80
KING, BENJAMIN S							
Invoice	11/30/2019	FC 300	Finance Charge	Accounts Receivable		-SPLIT-	7.99
Invoice	12/30/2019	FC 319	Finance Charge	Accounts Receivable		-SPLIT-	7.99
Invoice	01/31/2020	FC 362	Finance Charge	Accounts Receivable		-SPLIT-	8.52
Stmnt Charge	02/24/2020		Carroll Cty Sherif...	Accounts Receivable		Legal Expense	90.00

2:12 PM
02/24/20

WINDSOCK VILLAGE PROPERTY OWNERS
Transaction List by Customer
 November 14, 2019 through February 24, 2020

Type	Date	Num	Memo	Account	Clr	Split	Amount
LAMAGAT, MARIE-THERESE Payment	12/01/2019	Starter ...		Undeposited Funds	X	Accounts Receiva...	13.05
LATHAM, JOYCE Invoice	11/30/2019	FC 301	Finance Charge	Accounts Receivable		-SPLIT-	7.99
Invoice	12/30/2019	FC 320	Finance Charge	Accounts Receivable		-SPLIT-	7.99
Invoice	01/31/2020	FC 363	Finance Charge	Accounts Receivable		-SPLIT-	8.52
Stmt Charge	02/24/2020		Carroll Cty Sherif...	Accounts Receivable		Legal Expense	90.00
MCNEVICH, CHRISTOPHER V AND CARA J Invoice	11/30/2019	FC 302	Finance Charge	Accounts Receivable		-SPLIT-	7.94
Payment	12/23/2019	611087...		Undeposited Funds	X	Accounts Receiva...	850.00
MISERCOLA, JAMES & HELEN Invoice	11/30/2019	FC 303	Finance Charge	Accounts Receivable		-SPLIT-	7.99
Payment	12/14/2019	772		Undeposited Funds	X	Accounts Receiva...	847.29
NEWBERRY, KEVIN Invoice	11/30/2019	FC 304	Finance Charge	Accounts Receivable		-SPLIT-	7.99
Invoice	12/30/2019	FC 321	Finance Charge	Accounts Receivable		-SPLIT-	7.99
Invoice	01/31/2020	FC 364	Finance Charge	Accounts Receivable		-SPLIT-	8.52
Stmt Charge	02/24/2020		Carroll Cty Sherif...	Accounts Receivable		Legal Expense	90.00
PACHECO, CHRISTY Invoice	11/30/2019	FC 305	Finance Charge	Accounts Receivable		-SPLIT-	4.66
Payment	12/23/2019	525		Undeposited Funds	X	Accounts Receiva...	67.50
Invoice	12/30/2019	FC 322	Finance Charge	Accounts Receivable		-SPLIT-	3.99
Payment	01/30/2020	542		Undeposited Funds	X	Accounts Receiva...	67.50
Invoice	01/31/2020	FC 365	Finance Charge	Accounts Receivable		-SPLIT-	3.55
SANTOS, RICHARD & MARIA Invoice	11/30/2019	FC 306	Finance Charge	Accounts Receivable		-SPLIT-	3.60
Payment	12/04/2019	2746		Undeposited Funds	X	Accounts Receiva...	100.00
Invoice	12/30/2019	FC 323	Finance Charge	Accounts Receivable		-SPLIT-	2.61
Payment	01/03/2020	2752		Undeposited Funds	X	Accounts Receiva...	100.00
Invoice	01/31/2020	FC 366	Finance Charge	Accounts Receivable		-SPLIT-	1.73
Payment	02/07/2020	2765		Undeposited Funds	X	Accounts Receiva...	100.00
SAXTON, WILLIAM & LINDA Payment	11/26/2019	1653		Undeposited Funds	X	Accounts Receiva...	223.00
Invoice	11/30/2019	FC 307	Finance Charge	Accounts Receivable		-SPLIT-	3.82
Payment	12/23/2019	1659		Undeposited Funds	X	Accounts Receiva...	418.08
TUPPER, ROBERT Invoice	11/30/2019	FC 308	Finance Charge	Accounts Receivable		-SPLIT-	7.99
Payment	12/30/2019	590		Undeposited Funds	X	Accounts Receiva...	847.65
WOODRUFF, MARK A Invoice	11/30/2019	FC 309	Finance Charge	Accounts Receivable		-SPLIT-	8.88
Invoice	12/30/2019	FC 324	Finance Charge	Accounts Receivable		-SPLIT-	8.88
Invoice	01/31/2020	FC 367	VOID: Finance C...	Accounts Receivable		-SPLIT-	0.00
Payment	02/21/2020	995141		Undeposited Funds	X	Accounts Receiva...	967.16
ZERVAS, KATHLEEN J. Invoice	11/30/2019	FC 310	Finance Charge	Accounts Receivable		-SPLIT-	6.21
Payment	12/06/2019	517		Undeposited Funds	X	Accounts Receiva...	155.00
Invoice	12/30/2019	FC 325	Finance Charge	Accounts Receivable		-SPLIT-	4.68
Payment	01/09/2020	1917		Undeposited Funds	X	Accounts Receiva...	300.00

2:12 PM
02/24/20

WINDSOCK VILLAGE PROPERTY OWNERS
Transaction List by Customer
November 14, 2019 through February 24, 2020

Type	Date	Num	Memo	Account	Cir	Split	Amount
Invoice	01/31/2020	FC 368	Finance Charge	Accounts Receivable		-SPLIT-	1.84

